

**Eau Claire Redevelopment Authority Minutes  
Meeting of March 16, 2011**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Huggins, Kemp, Green, DeRosa, Barr, and Halloin

Staff Present: Messrs. Schatz, Nick, and Mses. Thompson and Casteen

**1. Call to order.**

At 7:28 a.m. Mr. DeRosa called the meeting to order.

**2. Minutes.**

Mr. Barr noted that the last sentence in paragraph 3 reads the Lehman building, which is no longer there. The minutes should refer to the lot. With the change above Mr. Barr made a motion to approve the minutes of the February 16, 2011. Mr. Halloin seconded the motion; motion carried.

**3. Financial Statements.**

Ms. Casteen presented the financial statement for February. The operating expenses for the month were \$93, which included postage and office supplies. There were no capital expenses in February. Mr. Kemp made a motion to approve the financial statements. Mr. Green seconded the motion; motion carried.

**4. Consideration of a proposal from Commonweal Development to purchase property in the Phase II portion of the North Barstow Redevelopment District.**

Mr. Schatz indicated that Mr. Schafer with Commonweal Development would be attending the meeting to present his proposal.

Mr. Schafer presented his interest in developing block 6 of the N. Barstow redevelopment area. He believes that it is a good thing to keep the master plan in mind while trying to develop the project. The current areas available for development are lots 1-8 and part of 9 via plans of CSM given by Mr. Schatz. Commonweal would like to try and utilize the Riverfront so the initial proposal would be looking at a different configuration of the zone. They hope to include several multi-use buildings. Mr. Schafer displayed some very preliminary sketches. The buildings are anticipated to be three- or four-story buildings, with fourth story being lofts. Mr. Schafer showed pictures of the initial site plans. The buildings would include underground parking with access from Hobart Street. Commonweal is interested in a potential property exchange with RCU. Mr. Schafer has initiated conversations with RCU.

At this time the plans are still very preliminary. Mr. Halloin asked Mr. Schafer what he is asking of the RDA? Mr. Schafer replied that he is looking for 60 days with exclusive rights to further negotiate plans with the RDA.

5. **Consideration of a proposal from John Mogensen to purchase property in the Phase II portion of the North Barstow Redevelopment District.**

Mr. Mogensen is also asking for a 60-day option to develop this property. He explained that he is looking to develop North Barstow Street with commercial units and then do multi-family units along Wisconsin Street and possibly along Hobart Street. Mr. Mogensen has indicated that he has not looked into underground parking at this time but that would be the preference. Mr. Huggins asked "do you have a rough idea of number of units?" Mr. Mogensen replied that the reason for his request for a 60-day exclusive rights will give him time to develop a more specific plan.

Mr. DeRosa asked for any public comment. Mr. Moeding said both proposals looked good. He would like to make sure Wisconsin Street maintains its setbacks and boulevards with parking lots that do not butt up to the buildings. Mr. Moeding said it was enforced upon his building project and he feels that they should continue along any new development.

6. **Review of the site plan for 2 S. Barstow Street.**

Mr. Schatz informed the RDA of the need to give its final blessing on the site plan for the 2 S. Barstow building. He shared that the site plan was approved by the Building Committee on Monday, March 14, 2011. Mr. Halloin made a motion to approve the site plan for 2 S. Barstow. Mr. Huggins seconded the motion; motion carried.

**Closed Session**

Mr. Kemp moved to enter closed session at 7:55 a.m. Mr. Green seconded the motion; motion carried

**Open Session**

Mr. Kemp made motion to come out of closed session at 8:13 a.m. Mr. Green seconded the motion; motion carried.

7. **Motion to approve a 60-day exclusive right to negotiate a purchase and development agreement with Commonweal Development Corporation for property in the Phase II North Barstow Redevelopment District from Hobart Street west to Riverfront Terrace.**

Mr. Kemp made a motion to approve a 60-day exclusive right to negotiate a purchase and development agreement with Commonweal Development Corporation for property in the Phase II North Barstow Redevelopment District from Hobart Street west to Riverfront Terrace. Mr. Huggins seconded the motion; motion carried.

8. **Motion to approve a 60-day exclusive right to negotiate a purchase and development agreement with John Mogensen for property in the Phase II North Barstow Redevelopment District from N. Barstow Street west to Hobart Street.**

Mr. Green made a motion to approve a 60-day exclusive right to negotiate a purchase and development agreement with John Mogensen for property in the Phase II North Barstow Redevelopment District from N. Barstow Street west to Hobart Street. Mr. Halloin seconded the motion; motion carried.

9. **Announcements, directions and correspondence.**

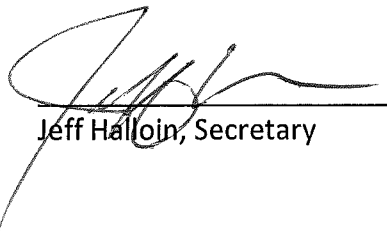
Mr. Schatz informed the RDA that the "No Parking" signs were put up in the parking lot on Wisconsin Street. He brought pictures showing 2 signs. Mr. Schatz indicated that he could not move the barricade because it is still frozen in the ground from the snow.

Mr. Schatz has received a call from the artist who was involved in the murals on the 2 S. Barstow building sharing a concern that the murals not be destroyed. Mr. DeRosa commented to discuss plans for the murals at the next meeting.

10. **Adjournment.**

Meeting adjourned at 8:17 a.m.

Respectfully submitted,

  
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Jeff Halloin, Secretary